

E X H I B I T " A "
BRAZORIA COUNTY, TEXAS

BEING A 45.00 ACRE TRACT SITUATED IN THE ANDREW ROBINSON SURVEY, A-125, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 325 ACRE TRACT OF LAND AND BEING THE SAME AS DESCRIBED IN A DEED RECORDED IN VOLUME 207, PAGE 441, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), SAID 45.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF A CALLED 9.559 ACRE TRACT AS DESCRIBED AND RECORDED IN COUNTY CLERKS FILE NUMBER (C.C.F.#) 2006070476, O.R.B.C.T. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 86° 44' 59" W, A DISTANCE OF 3,277.77 FEET TO AN IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF A CALLED 1.109 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 03° 15' 01" W, A DISTANCE OF 598.05 FEET TO AN IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 30.667 ACRE TRACT AS RECORDED IN C.C.F.# 2018064890, O.R.B.C.T. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

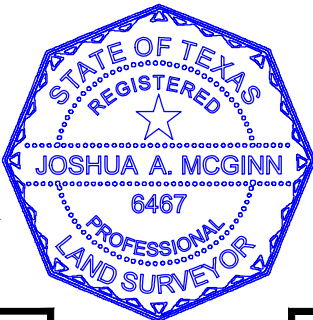
THENCE N 86° 44' 59" E ALONG THE COMMON BOUNDARY LINE BETWEEN THE HEREIN DESCRIBED TRACT AND SAID 30.667 ACRE TRACT, A DISTANCE OF 3,277.77 FEET TO AN IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID 30.667 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 03° 15' 01" E, A DISTANCE OF 598.05 FEET TO THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 45.00 ACRES (OR 1,960,200.00 SQUARE FEET) OF LAND.

NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY. ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.

REFERENCE IS HEREIN MADE TO THE SKETCH ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.


05-08-2019
JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467



SOUTH POINT SURVEYING, PLLC
LAND SURVEYING SERVICES
7717 JENKINS ROAD, PEARLAND, TX 77584
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FIELD NOTES DESCRIPTION

OF A
45.00 ACRE TRACT OF LAND

PAGE: 1 of 2

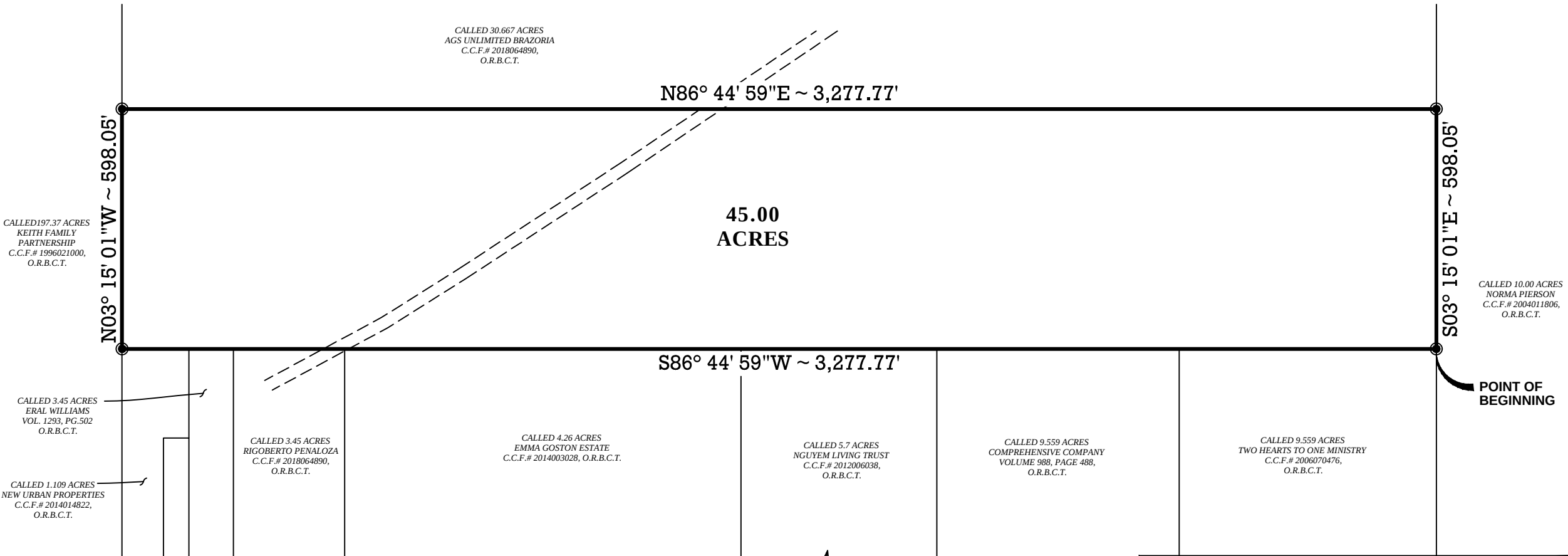
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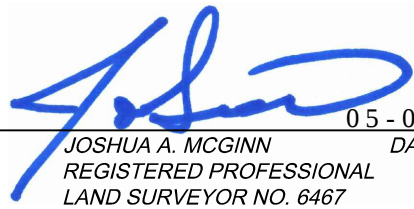
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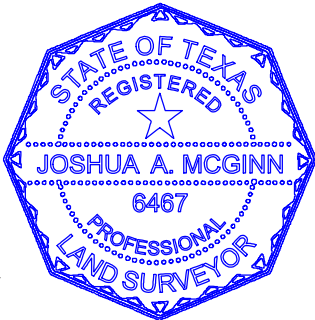
LEGEND	
●	FOUND IRON PIPE
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS FILE NUMBER

E X H I B I T " A "

BRAZORIA COUNTY, TEXAS




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BOUNDARY SURVEY
OF A 45.00 ACRE TRACT OF LAND
OUT OF A CALLED 325 ACRE TRACT AND
BEING THE SAME TRACT DESCRIBED IN
VOLUME 207, PAGE 441, O.R.B.C.T.
SITUATED IN THE
A. ROBINSON LEAGUE, A-125
BRAZORIA COUNTY TEXAS

I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications